

# Surf Pines Breeze

Newsletter of the Surf Pines Association

January 2011 Vol. XVII, No. 2

## Highlights of 2010 for the Surf Pines Association



As 2010 comes to a close and the year 2011 begins, there is time to reflect upon for the activities and achievements within the Surf Pines Association (SPA), the Board of Directors and the volunteer committees who work behind the scenes to bring recommendations for the Board to deliberate or act upon. The 2009–2010 SPA Board president, Michael Wilkin stated in his last address to the annual meeting that over the course of nine years serving on the Board, he had tallied some 4000 emails. This comment struck this writer, as a reminder that we live in a small and diverse community of full-time and part-time residents, many of whom may continue to work or are retired. Many of us rely on the volunteer Board, Committees, Security officer, and our Administrator to keep our community operating smoothly and quietly enjoy the comforts of Surf Pines. All of us have expectations of the work and representation we would like, and many of us, at some point have focused our needs on one particular thought or issue that could have been one or more of the 4000 emails. The SPA Board serves at the direction of the membership, with a compelling need to do so without considering their own personal needs or gain. As you read though some of the highlights of 2010, consider what direction you would like to see the Board take in 2011 and further into the future. In the current economic climate, as we examine our personal and household challenges, one wonders what may be the challenges for SPA. Many of the top performing companies, in the current economic climate, are strong because they have, among other initiatives, five year plans that are continually reassessed. The SPA uses this strategy with the Roads and Paving Assessments; perhaps other such assessments would be beneficial. The strength of the SPA is only as strong as the membership..You are encouraged to voice your concerns and ideas for the challenges of the next year and beyond.

**Bylaws:** The start of 2010 brought with it new Bylaws voted on and passed by the membership and with that an ongoing assessment for appropriate enforcement processes that are equitable to all members. In addition, the SPA and Board of Directors were threatened with litigation regarding the Bylaws. At the time of the Annual Meeting, the cost to the SPA was reported at approximately \$5500.00. The reported settlement cost to the claimant was \$1000 paid by insurance and the association paid \$1000 representation fee per the November Board meeting minutes.

**New Policies Adopted 2010:** The SPA Board of Directors adopted an Identify Theft Policy in accordance with the Federal Trade Commission's (FTC) Red Flag Rules. Adoption of a Code of Conduct for board members, committee chairpersons, and staff, highlights of which include Conflict of Interest disclosures, confidentiality measures, guidelines for policy development, anti-harassment expectations, and clarifying reporting lines of volunteer committees to the SPA Board.

*(continued on page 5)*



**Real Estate**

Sold in 2010:  
33102 Malarkey Lane  
90093 Ocean Dr.  
89543 Lakeside Ct.  
89632 Sea Breeze  
89596 Ocean Dr.  
89920 Ocean Dr.

**Active Listings**

15 Homes ranging in price from \$389,000 to \$1,595,000  
14 Lots ranging in price from \$115,000 to \$419,000

**Pending Sale**

89997 Surf Pines Landing Dr.

No new homes under construction at this time.

The average days on market for Surf Pines currently listed homes is 345, avg. days on market for residential lots is 367.

Our area prices are on a downward trend, with experts predicting a continuing cycle of price adjustments through 2012. There are some great values in our neighborhood, if there was ever a time to purchase a second home, it is now. Pass the word to all of your out of town friends, that Surf Pines is a terrific place to live.

**Volunteer for a Committee**

Although you do not choose to live in Surf Pines just to volunteer your time, Surf Pines depends on volunteers like you. To volunteer for work on a standing committee, either Safety and Security, Roads and Grounds, or Community Relations, contact the committee chairperson. To volunteer for work on an ad hoc committee, either Budget or Nominations, contact, respectively, either the treasurer or the president. (For telephone numbers, addresses, and email addresses, see page 8.)

*Editor's note: Committee meeting times are flexible and are established by the participating members.*

**Security Corner**

by John and Carol Gates



We hope everyone had a Happy and Joyous Holliday. Carol and I would like to thank everyone for the cards and gifts we received. They are very much appreciated.

As we get deeper into the winter months and colder weather we want to remind you once again to be sure your hoses are disconnected and your faucets are covered. Also, be sure to leave some heat on in your house.

If you are going to be gone please give us a call at the office and we will be happy to keep an eye on your house when we do our security runs. Also let your neighbors know. Watching out for each other is the best security there is. And please don't hesitate to call if you see anything unusual or out of place.

Speed is still the number one safety problem in Surf Pines, the speed limit is 25 MPH, slower if there are people or animals in the road. Lets make this our goal for 2011 and obey the speed limit.

**Attend Monthly Board Meetings**

The monthly meetings of the Board of Directors (you know, the folks who spend your quarterly dues) — open to all members of the association — are held on the third Monday of each month at 4:30 p.m. at the meeting house. "Comments from the Membership" is always toward the top of the agenda.

On the weekend before a meeting, the agenda is available at the Surf Pines web site. Soon after a meeting, the minutes are available on the web at [www.surfpines.org](http://www.surfpines.org).

Attend to business by either attending the meetings or reading the minutes.

**A Special Thanks to Breeze Contributors**

Contributors not otherwise mentioned: Patrick Kelley, Karen Radditz, Debra Hall, Jim Cooper, Bonnie Rogie

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**TO: Surf Pines Owners Who Rent Out Their Homes****FROM: Safety & Security Committee**

Below you will find Surf Pines Rules for Renters. It is basic, but it covers the most important items.

Please post in a place where it will be seen and read. You might also go over the rules when confirming your rental agreement.

Please do not give out your personal gate code. Use the monthly visitor code, or call John Gates for a special code.

Include the directions from your property to the nearest beach access path for your renters. The six paths are now numbered on the new dunes posts.

If possible, provide John Gates with license numbers of renter's car(s), and a phone number.

The County has informed our administrator that owners in Surf Pines who are renting their property for 7–30 days must be registered with the County and pay the required 7% rental tax.

Rentals less than seven days, or multiple rentals in seven days, are not permitted in Surf Pines.

The link to the Clatsop County Ordinance is:

[http://www.co.clatsop.or.us/Assets/Dept\\_1/PDF/Ordinance%2090-7.pdf](http://www.co.clatsop.or.us/Assets/Dept_1/PDF/Ordinance%2090-7.pdf)

Extra copies of Rules for Renters will be available in the Security Office.

**Rules For Renters**

- Strict adherence to the neighborhood posted speed limit is required. 25 MPH or less.
- Dogs are not allowed to run loose in accordance with the Clatsop County pet regulations. Cleaning up after your pet is a neighborhood requirement.
- Surf Pines does not allow hunting, shooting or fireworks of any kind.
- It is recommended that you lock your auto when it is left unattended.
- Do not trespass onto private property. Use only the designated and clearly marked trails when accessing or returning from the beach.
- A map of the designated beach paths should be included in your renter information, and directions to the nearest path/trail from your house has been provided by your landlord. If not, you may call Security for information.
- All renters in Surf Pines: Please contact Security with questions or problems.  
John Gates 503-738-0637 Gate House 503-298-7911 Cell Phone

**This is a private residential community. Please be respectful of the neighborhood.**



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# Sand Dunes to Surf Pines

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by Alice Gustafson



*Editor's note: I contacted member, Alice Gustafson in 2010, to inquire if the Breeze could publish excerpts from her book, Sand Dunes to Surf Pines. The book was published in 2005 and made available to Surf Pines residents and proceeds from sales were donated to the Clatsop County Historical Society. For greater details related to this excerpt, please refer to the original material, a few are still available at the Security Office. We hope you enjoy this journey through history and thank you to author, Alice Gustafson, for her research and kind permission.*

## Early History of Clatsop Plains

The Clatsop Plains, described as being the land north of Tillamook Head and extending to the Columbia River, were narrow, long stretches of shifting sand dunes, combined with the marshy water backup of several lakes, including Smith, Neacoxie, and Sunset Lakes. One mile from the shoreline is the narrow corridor where Surf Pines, one of the first land claims on the Oregon Coast, was settled.

The Plains were first settled in about 1840 by Christian missionaries traveling from the Willamette and Columbia Rivers to create trails and settlements. Quoting from Charles Stevens is an 1854 description of Clatsop Plains:

*"The country is perhaps the most curious that you ever saw. Just take your map and find Point Adams, at the mouth of this river and run down the coast twenty or thirty miles and you will pass along the western lines of all their claims, here is a high sand ridge and handsome beach where you can drive a horse and buggy, or a dozen of them together the whole length. About half a mile back of the ridge is another and about one fourth that distance from this is a third ridge which runs the whole length of the Plains, just as straight as the lines on this paper. These ridges are narrow on the top, hardly wide enough for two wagons to pass, and from ten to 30 feet high. Inside this third ridge are the most of their (Pioneer) farms."*



*Galena ran aground at what is now Horizon Trail (#4) beach access November 13, 1906*

The shoreline does not look anything like it did in those days because of what is called a prograding coast; that is, it is always building and advancing with large amounts of sand. There was no Clatsop Spit as we recognize it now. The Clatsop Spit of today was partly developed because of the construction in the 1920's of the South Jetty on the Columbia River. Over the years, the Spit has continued its presence at the base of the South Jetty and remained a serious hazard to navigation, especially for amateur boaters.

Getting to the Clatsop Plains was by way of the Columbia River from the north and a trail from the south coast. A lot of the land was marshy and difficult to travel and often swamped in the winter. The ridges that had accumulated were old fore dunes that made up the trail or road. *(continued on next page)*

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Shallow wells were available and the forest provided plenty of trees for wood. In part, because of light vegetation or low shrubs, Donation Land Claims (DLC) were quickly acquired and settled. Animal grazing became the primary source of income for the early pioneers. What wheat was grown had to be taken by canoe to Oregon City, 140 miles away, where it was ground for flour. About 20 land donation claims were staked by 1843, when the Oregon provisional government was established. The settlers soon found there were not enough nutrients in the soil, and some moved southward to the Tillamook area or along the Lewis and Clark River to the east.

One of the earliest settlers to remain was William Hobson. He sent to Scotland for seeds from the Scotch broom plant with the intent to beautify his property here. The yellow blossoms reminded him of his native country. When his son Richard came back from their homeland with more seeds he brought enough to cover much of the country. In 1888 the seeds from those plants were harvested and sent to Fort Stevens for planting to hold the sand. In the 1930's its blooms extended from Astoria to Seaside where some of it was cut to make way for the widened highway.

In the region of what is now Surf Pines, the early settlers primarily had cattle and horses grazing on the changing dunes, which, year after year became increasingly difficult to maintain. The natural vegetation of tall grasses would be eliminated from a severe storm or by trampling of animals foraging for food, which caused the active dunes to be further eroded. Mrs. John Waterhouse, widow of the first postmaster of Gearhart, remembered the area between Gearhart and Camp Clatsop (now Rilea) was sometimes called Indian or Devil's Race Track. Whether or not Indians raced their ponies in the hollow between the ocean and the present highway may be a myth. Old timers did speak about fox hunts around that location as remembered events.

When the ship *Peter Iredale* was wrecked trying to enter the Columbia River in 1906, much publicity was given to that catastrophe. (Remnants of the ship can still be seen in Ft. Stevens Park.) Eighteen days later, another British sailing ship, the *Galena*, a 292 foot bark from England, sailed up the coast from Chile. The ship ran into heavy fog and rain and drifted toward shore. It ran aground in front of what is now the beach trail from Ocean Drive and Horizon Lane in Surf Pines. Some remains are still imbedded deep into the sand near the spruce tree on the north side of the trail and other parts are now at the Columbia River Maritime Museum. In recent years the ship's bell was also donated to the Museum. Fortunately, no one was lost in this mishap. Over the years, the mythology of the *Peter Iredale* has overshadowed the similar drama of the smaller ship *Galena*.

### **Highlights of 2010** (continued from page 1)

**Gate Controllers:** Three of the four gates have been rewired and new controllers installed by SP resident volunteer Tom Hatch, thus improving the operational efficiency of the gates.

**Gate Enhancement and Widening:** The Roads and Grounds Committee has presented a three-year plan to the SPA Board for widening and beautification of the south and north access gates. The first phase will be approximately \$25,000 of improvements to the south gate/entry-pad-island, including widening by two feet of the gate/road. Funding in 2010–11 is included in the regular budget, with expenditures from the dedicated funds that have been saved over many years. The second phase will be improvements to the north gate/entry-pad-island, likely to be done in fiscal year 2011–12. The final phase, in 2012–13, will be visual enhancements to both the south and north entranceway, which may include stonework and signs.



# Community, Community, Community....



## Happy New Year Everyone

by Katie Weber

We ended the year 2010 with a very successful Holiday Party. Even the weather cooperated. What a festive gathering we had. Our hosts, Cal and Maryann Gantenbein, were the perfect hosts. Their home was beautifully decorated with the holiday spirit through out.

There were many new faces in attendance this year and it was fun to get acquainted with them all. We had around 65 happy souls, and I mean happy. The food this year was exceptional.



Debra Hall, David Nikula, Dan and Melody Strite

We thank everyone who brought one of their own favorite dishes to share. It's always nice to try new things.

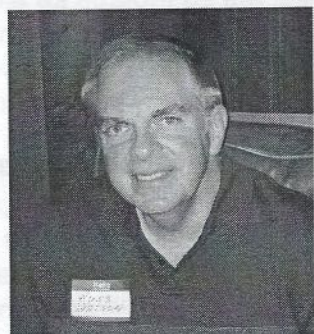
For those of you who missed the party this year, we hope you will join us this coming year for one of our events.



Kelly Johnson, Bonnie Rogie, Rebecca Chicoine, George Weller



Maryann Gantenbein, Shirley Powers



Russell Watson

The Community Relations Committee wants to thank each and every one of our wonderful hosts who entertained us all during this last year of 2010. On this note, the committee is looking for hosts for our Spring, and Holiday party for 2011. If you've ever attended one of our social events, you know that the committee does most of the work for you. All we ask is that you share your home. Our attendance runs about 30 – 45 people except for the December Holiday party. Please consider hosting this year and contact anyone on our Community Relations Committee or a board member.



Judi Stewart, Jim Cooper

Thank you, hope to hear from you and have a great New Year.



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## Bob McWhirter

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by Don Kruger



### Volunteer History

Aug 2004 – Aug 2006: Served on Roads & Grounds Committee

Aug 2006 – Aug 2009: Served on the Board of Directors

Aug 2009 – Dec 2010: Served on Roads Grounds Committee

Bob's expertise as an engineer familiar with paving and general construction has provided Surf Pines Association an invaluable resource. He updated contract language, wrote contract specifications for paving, and supervised paving contractors. His efforts resulted in paving projects completed in accordance with industry standards and contract specifications, thus ensuring SPA received the most value for the money. He also was instrumental in developing ideas, drawings, and final contract bid and construction specifications for the current gate widening project. His willingness to lend his expertise to the Association throughout his volunteer service deserves the thanks of a grateful community.

Thank you, Bob, for everything you did while you were a resident of Surf Pines. Hope you have good luck in the future and enjoy your new home in Washington.



## Paradise



It was quite a sight to see this small group of elk separate from the large herd of 30 or so to then proceed to swim down the channel in front of our place on Silverspot Lane.

Greg Hutzell

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- Notify Gearhart Rural Fire Department — 503-738-7838 — prior to burning.
- Do not burn household or construction debris — only brush.
- Never burn closer than fifty feet to any building.
- Clear dry brush and debris away from your home and other structures.
- Keep tools and a water source close to extinguish a fire.
- Call 911 if a fire is out of control.
- Never burn on windy days.
- Never leave a burning or smoldering fire unattended.
- Burning of four cubic feet or less of debris is allowed from November through June.

## Be courteous — Protect your neighbors from smoke

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### Surf Pines Board of Directors

President	Burr Allegaert	89332 Manion Dr	738-7717	<a href="mailto:burr@theoregonshores.com">burr@theoregonshores.com</a>
Vice-President	Gheri Fouts	89531 Shady Pines	738-6434	<a href="mailto:ghfouts@msn.com">ghfouts@msn.com</a>
Treasurer	Brian Radditz	33250 Silverspot Lane	861-0190	<a href="mailto:bradditz@yahoo.com">bradditz@yahoo.com</a>
Secretary	Clarke Powers	89975 Surf Pines Landing Dr	738-9296	<a href="mailto:clarke89975@gmail.com">clarke89975@gmail.com</a>
Director	Norma Keever	89026 Ocean Dr	738-5069	<a href="mailto:gnkeever@msn.com">gnkeever@msn.com</a>
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Roads & Grounds	Don Kruger	90128 Manion Dr	861-3815	<a href="mailto:dnkruger@msn.com">dnkruger@msn.com</a>
Community Relations	Katie Weber	89783 Sea Breeze Dr	738-5986	<a href="mailto:kkweber1@yahoo.com">kkweber1@yahoo.com</a>
	Bonnie Rogie	89825 Surf Pines Landing Dr	717-1003	<a href="mailto:brogie1@verizon.net">brogie1@verizon.net</a>
SECURITY				
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The Surf Pines Breeze is a quarterly publication of The Surf Pines Association  
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